

**Residential**  
**4089932 Active**

**9 Barvel Whang**  
**Tuftonboro, New Hampshire 03850**  
**Melvin Village NH**



**L \$199,000**



<b>Zoning:</b>	Wtrft MH Co-op	<b>Rooms:</b>	6
<b>Year Built:</b>	1967	<b>Bedrooms:</b>	2
<b>Color:</b>	white	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 594.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$200	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.00	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>		<b>Total Fin SqFt:</b>	842
<b>Common Land Acres:</b>	8.00	<b>Apx Fin Above Grd:</b>	842
<b>Road Frontage:</b>	No 0	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	700	<b>Foot Print:</b>	25x22 + 22x13
<b>Water Acc Type:</b>	Shared Private	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	1	<b>Style:</b>	Manuf./Mobile , Single Wide , W/Addition

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	Yes	<b>ROW Width:</b>	<b>ROW Length:</b>
---------------------------	------------------------------	-----	-------------------	--------------------

**Public Rems:** 1st Public Offering in decades, of one of these very AFFORDABLE Tuftonboro shared WATERFRONT homes! 25 homeowners Share Ownership & exclusive use of 8 Acres w/200+ ft. of SW facing Sandy BEACH on LAKE WINNIPESAUKEE and 500+ ft. of navigable frontage on Copsps Brook w/an Assessed Land Value of \$3,123,300. Each unit includes a permanently designated DEEDED 25' DOCK. While the existing older manufactured home is useable as is, most Buyers will want to consider replacing it (immediately or in the future) with their own BRAND NEW double-wide; a change that many neighbors have already made & one that the Tuftonboro CO says is easily feasible for this lot, which is especially attractive because it is the one that is nearest to the Docks & the adjacent Beach! Water & Sewer systems are operational May-October only. The \$200/mo "lot rent" (billed twice a year) includes: Water, Sewer, Trash Collection (at a dumpster), use of Beach, Docks, etc. and 1/25 share of the annual RE Tax Bill on the Land.

**Directions:** Governor Wentworth Highway (NH Rte 109); entrance to Barvel Whang is 1 mile S of Melvin Village & just N of intersection w/NH Rte 109A (Middle Rd), on the lakeside at Sandy Shores Rd. Drive in slowly (@ 5 mph!) to second L; last unit on R just before Boat Docks & path to Beach. SUB-LETS are Allowed.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	24 x 11	1	Master BR	10 x 9	1	1st	2	1	0	0
Kitchen	10 x 10	1	2nd BR	7 x 6	1	2nd				
Dining Rm	12 x 10	1	3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Back Hall	12 x 5	1								

**Assoc Amenities:** Docks , Playgrnd/Tot Lot , Sewer , Trash , Water , Other  
**Possession:** At Closing

**Interior Feat.:** Cathedral Ceilings , Ceiling Fan  
**Exterior Feat.:** Beach Rights , Boat/Slip Dock , Deck , Shed , Underground Utilities , Window Screens

**Basement:** None  
**Equip./Appl.:** Range-Electric , Refrigerator , Smoke Detector  
**Driveway:** Gravel  
**Construction:** Manufactured Home

**Financing:**  
**Floors:** Carpet , Vinyl  
**Garage/Park:** 2 Parking Spaces , None  
**Heat Fuel:** Kerosene  
**Roads:** Association , Gravel  
**Sewer:** Community , Leach Field , Septic

**Suitable Land Use:**  
**Fee Includes:** Recreational , Sewer , Trash , Water , Other  
**Disability:** 1st Floor Full Bathrm , One-Level Home , 1st Floor Bedroom

**Negotiable:**  
**Water Heater:** Electric  
**Building Certs:**  
**Docs Available:** Association Docs , Covenant(s) , Deed , Property Disclosure

<b>Excl Sale:</b>			
<b>Tax Rate:</b>	\$8.49	<b>Assmt:</b>	2011
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>	No
<b>Elderly:</b>		<b>Veteran:</b>	
<b>Covenant:</b>	Yes	<b>Source SqFt:</b>	Muni
<b>Recorded Deed:</b>	Limited Warranty Deed	<b>Book/Pg:</b>	1669/ 438
<b>Map/Blck/Lot:</b>	14/ 3/ 46-5	<b>Property ID:</b>	
<b>Devel/Subdiv:</b>	Barvel Whang MH Co-op	<b>Const. Status:</b>	Existing
<b>District:</b>	Governor Wentworth Regional	<b>High Sch:</b>	
<b>Elem Sch:</b>		<b>Cable:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>	FairPoint
<b>Timeshare/Fract. Ownrshp:</b>	No	<b># Weeks:</b>	26
		<b>Assmt Yr:</b>	2011
		<b>Tax Reduct:</b>	No
		<b>Other:</b>	
		<b>County:</b>	Carroll
		<b>Plan/Survey:</b>	
		<b>SPAN # (VT):</b>	--
		<b>Home Energy Rating Index:</b>	
		<b>Jr./Mid Sch:</b>	
		<b>Electric Co:</b>	NH Co-op
		<b>Resort:</b>	No
		<b>Timeshare %:</b>	

DOM: 9

PREPARED BY



**Ken Perry**

**K A Perry Real Estate, LLC**

**188 North Wolfeboro Road**

**Wolfeboro, NH 03894**

Lister: Ken Perry of K A Perry Real Estate, LLC

**Email :** ken@OlderHomesNH.com

**Off. Ph# :** (603) 569-1563

**Agt. Ph# :** (603) 569-1563 ext.

**Cell Ph# :** (603) 387-2667

**Fax Ph# :** (603) 569-9495



[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/07/2011 08:43 AM Printed By: Ken Perry

**Photo Gallery MLS# R4089932A**



**Sandy Beach only steps away**



**SW facing on Winnepesaukee**



**Plenty of room in sun or shade**



**Well-kept Common Waterfront**



**<200 walk to Boat Docks**



**Your OWN Deeded 25 ft. DOCK**

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/07/2011 08:43 AM Printed By: Ken Perry

**Photo Gallery MLS# R4089932A**



**Looking at Home from Docks**



**Subject home is on the left**



**Older, but very functional**



**large & bright Living Room**



**very functional kitchen**



**pleasant deck @ quiet roadside**

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/07/2011 08:43 AM Printed By: Ken Perry

**Photo Gallery MLS# R4089932A**



**Deck & front from gravel drive**



**rear entrance; closest to Lake**



**Fire Pit in yard towards Docks**



**VIEW from back of "lot"**



**BEACH & picnic/play area**



**Beach & Melvin Bay**

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/07/2011 08:43 AM Printed By: Ken Perry

**Photo Gallery MLS# R4089932A**



**WINNIPESAUKEE expanse**



**Entrance from NH Rte 109**

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2011 Northern New England Real Estate Network, Inc. 09/07/2011 08:43 AM Printed By: Ken Perry